Karen Johnson Davidson County Batch# 828416 DEEDQC 03/25/2022 09:04:10 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220325-0034487	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $-0. Subscribed and sw(_____, 2022. Notary Public My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Lee
, Affiant
Subscribed and sworn before me this the
25 Day of March, 2022.
G. Hayes
, Deputy Register

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacky Dang	**New Owner**	**091-10-0-166**
5701 Leslie Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Loc Vo and Luu Nguyen,** " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Jacky Dang**, herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being part of Lot No. 41, on the plan of B.F. Cockrill Farm, as shown on plat of record in Plat Book 161, Pages 134 and 135 (erroneously referred to as Plat Book 16 and Book 11001, Page 129, in previous deed of record), Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the center of Leslie Street at a point 200 feet East of the Easterly margin of Snyder Avenue; thence with the center of said street, Eastwardly 50 feet; thence South 20-1/4 degrees West 165 feet to the Northerly margin of an alley; thence with the said alley, Westwardly 50 feet; thence North 20-1/4 degrees East 165 feet to the point of beginning.

Being the same property conveyed to Jacky Dang as to an undivided 50% interest, and Loc Vo and Luu Nguyen, a married couple as to an undivided 50% interest, all as tenants in common by Warranty Deed

from Patricia Ann Ledwell, Johnny Aaron Ledwell, and Jason Lynn Ledwell, dated December 16, 2020 and filed for record on March 29, 2021 as Instrument No. 20210329-0040829, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 5701 Leslie Avenue, Nashville, TN 37209.

WITNESS my/our hand(s) this 22ND day of MARCH, 2022.

Loc Vo

Luu Nguyen

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Loc Vo and Luu Nguyen,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of MARCH, 2022.

Notary Public

My Commission Expires: 07/03/2023

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY